HOUSING MARKET INFORMATION

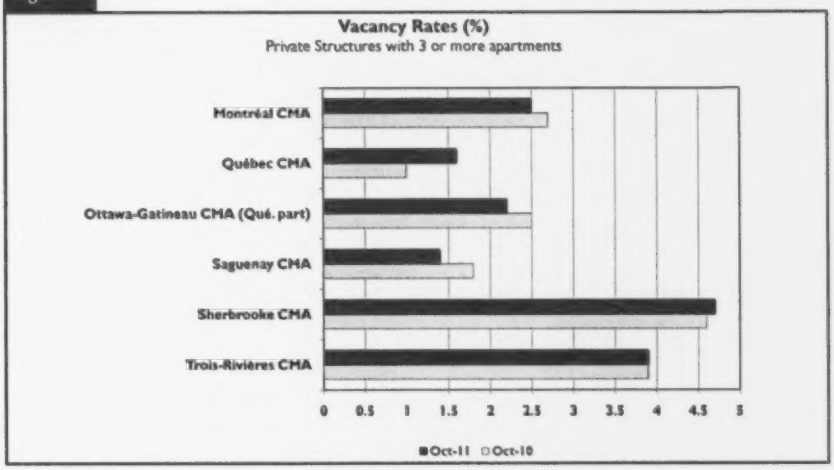
RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

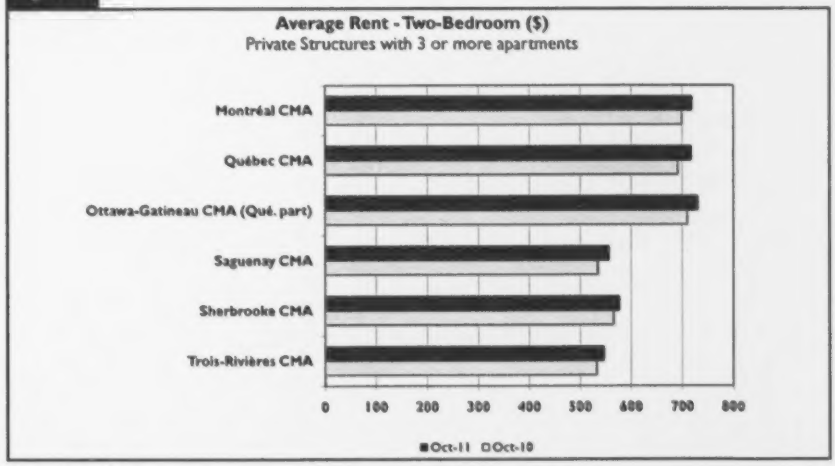
Date Released: Fall 2011

Figure 1



Source: CMHC

Figure 2



Source: CMHC

*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The vacancy rate in urban centres remained stable (2.6 per cent in October 2011)
- The Québec, Saguenay and Montréal CMAs recorded statistically significant variations
- Close to 75 per cent of agglomerations with 10,000 to 99,999 inhabitants recorded vacancy rate changes
- The estimated change in average rent from 2010 was 2.6 per cent
- The Saguenay and Québec regions presented the lowest vacancy rates among CMAs
- According CMHC's affordability indicator, Quebec's major rental markets were still the most affordable in the country.

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Overall stability, regional disparities

According to the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate for Quebec's urban centres remained essentially unchanged from October of last year, having reached 2.6 per cent in 2011, compared to 2.7 per cent in 2010.

As expected, the stability reflected the overall situation observed in census metropolitan areas (CMAs) across the province. That being said, three of these areas registered statistically significant changes in their vacancy rates. They were the Québec CMA, where the increase of about half a percentage point resulted from softer conditions in several market segments, and the Saguenay and Montréal areas, which recorded decreases in their vacancy rates (see table 1.1.1_1).

Similar conditions prevailed elsewhere across the province. While the overall vacancy rate for agglomerations with 10,000 to 99,000 inhabitants remained stable, nearly 75 per cent of these 38 centres recorded notable changes in their vacancy rates.

Markets still reflect fundamentals

While the changes in rental market conditions across Quebec continued to reflect the effects of the fundamentals on supply and demand, the diverse prevailing environments were such that these impacts varied depending on the areas.

Rental housing supply remained generally stagnant in several large urban centres in Quebec over the past year. Investors still prefer the more profitable condominium and retirement home segments. Nonetheless, several agglomerations registered increases in supply that affected their markets. Over the same period, rental housing demand also remained sustained, which was likely due to the slower movement to homeownership and the formation of renter households. As with supply, there were regional differences in demand, particularly in a number of smaller agglomerations, where favourable economic conditions attracted migrants (boosting rental housing demand).

Vacancy rates by bedroom type more uniform

As in recent years, the vacancy rate distribution by bedroom type still suggested that demand remained strong for larger units. This was again associated with sustained net migration and the effect of some substitution between starter homes (bungalows, condominiums) and larger apartments. However, just like last year, this year's survey revealed that the tighter market conditions for bachelor apartments and one-bedroom units narrowed the gaps between the vacancy rates for the different bedroom type categories.

Rents

The average rent for all Quebec urban centres reached $665 in October this year. The averages were about $525 for bachelor apartments and nearly $800 for three-bedroom units.

While the provincial average generally reflected the situation for all CMAs, the Montréal, Québec and Gatineau areas stood out with average rents of about $700, whereas the other three CMAs had monthly averages of around $550.

As well, the provincial average rent was about $100 higher than the average for centres with 50,000 to 99,999 inhabitants and around $150 higher than the average for the smaller agglomerations. In fact, nearly 85 per cent of these smaller centres had average rents varying between $450 and $600.

When excluding new structures, it is estimated that, since October 2010, the average rent in Quebec has risen by 2.6 per cent. Last year at the same time, the estimated change[1] at the provincial level was 3.0 per cent over October 2009. This year, the estimated changes in rents in the CMAs hovered between 1.5 per cent and 3.0 per cent. A more detailed analysis revealed that three-bedroom apartments posted the greatest estimated change, at 3.5 per cent.

CMHC's affordability indicator

According to CMHC's affordability indicator, Quebec's major rental markets were still among the most affordable in the country this past fall. Elsewhere across the country, the rental markets in Calgary and Edmonton still posted levels comparable to those of Quebec's major centres. Once again this year, CMHC's affordability indicator remained relatively stable in the

[1] To compare data year over year, CMHC has been using a measure that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys, providing a better indication of the change in rents charged in existing structures.

province's large urban centres, but the levels decreased marginally in the Sherbrooke and Montréal CMAs. The Quebec part of the Ottawa-Gatineau CMA, for its part, saw its level rise, such that this area has now become the most affordable in its category.

Rental condominiums

According to the Secondary Rental Market Survey results, about 9.3 per cent (10,744 units) of the condominiums in the Montréal CMA were rental units in October 2011, a proportion almost identical to that estimated last year. While the condominium housing stock grew in Montréal, the number of rental units increased in the metropolitan area. As well, the vacancy rate for these dwellings, which had risen from 2.7 per cent in 2009 to 4.2 per cent last year, went back down to 2.8 per cent this year, reaching a level comparable to the rate on the purpose-built rental market.

In the Québec CMA, the condominium housing stock also increased over last year. However, the number of rental units decreased, such that their proportion of the total fell (from 8.1 per cent in 2010 to 6.3 per cent in 2011). The vacancy rate, on the other hand, rose slightly, from 1.7 per cent last year to 2.3 per cent this year. While higher than the rate on the purpose-built rental market (1.6 per cent), the rental condominium vacancy rate remained relatively comparable.

As for the differences in rents between rental condominiums and purpose-built rental housing units, the gap was, once again this year, generally wider in the Montréal CMA (56 per cent) than in the Québec CMA (29 per cent).

Around the province

In the Montréal CMA, the vacancy rate reached 2.5 per cent this year, compared to 2.7 per cent in October 2010. This was due to demand and supply conditions that didn't change much relative to the prior year. On the demand side, the effects of the movement to homeownership and migration to the area cancelled each other out. On the supply side, very few rental housing units have been started in recent years. Builders continued to prefer launching condominium projects over rentals, because condominiums tend to be more profitable. In the Montréal CMA, the average apartment rent for all unit types combined reached $698. The estimated change in the average apartment rent between October 2010 and October 2011 was 2.6 per cent.

According to the October survey, the market eased in the Québec CMA, as the vacancy rate increased from 1.0 per cent last year to 1.6 per cent this past fall. Between 2006 and 2008, the CMA market had tightened to the point that the vacancy rate had fallen to 0.6 per cent. This rate remained stable in 2009 and then started rising again in 2010, a trend that continued this year. Despite this easing, the rental housing demand has still remained strong. The average rent for two-bedroom apartments rose by 3.0 per cent between the October 2010 and October 2011 surveys. As was the case for the Montréal area, the average rent in the Québec CMA reached about $700.

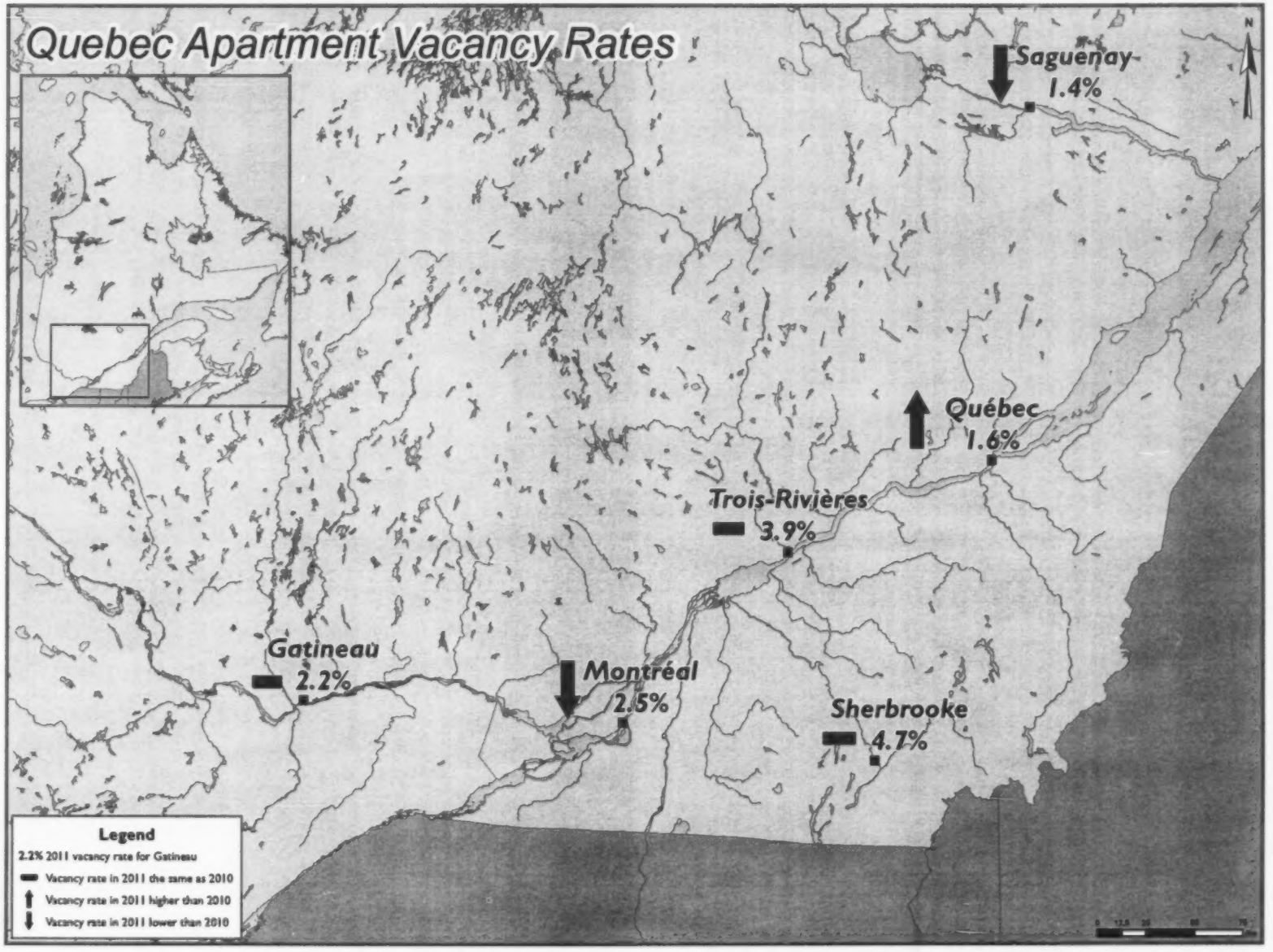
Estimated at 4.7 per cent, the rental apartment vacancy rate remained relatively stable in the Sherbrooke CMA. This stability came on the heels of four years of easing on the rental market in the area. The vacancy rate increases recorded in the Sherbrooke CMA in recent years resulted mainly from a slowdown in rental housing demand. The average rent for two-bedroom apartments reached $577 while, for apartments with three or more bedrooms, the average attained $702. The estimated change in the average apartment rent was 1.4 per cent between the October 2010 and October 2011 surveys.

The vacancy rate on the Saguenay area rental market was estimated at 1.4 per cent in October 2011, compared to 1.8 per cent in October 2010. Even though supply increased, demand has been such that conditions have remained essentially the same since 2008. The percentage change in the average rent for a fixed sample of existing buildings indicates that the annual growth was 3.5 per cent. In addition, it should be pointed out that the market conditions prevailing in the Saguenay area are such that they support a rent increase of this size. The average rent for two-bedroom apartments was estimated at $533.

The rental market remained stable in the Trois-Rivières CMA this year. According to the October survey, the proportion of unoccupied units stayed at 3.9 per cent. In fact, after two years characterized by more a pronounced easing movement, the market has stabilized. It can consequently be said that rental market conditions in the CMA have softened since 2009. The stable rental market conditions were also reflected in the rents, for which the increase was relatively unchanged from last year (2.8 per cent). The average two-bedroom apartment rent was estimated at $525, and the levels varied significantly depending on the sectors.

As was the case last year, the vacancy rate remained stable in the Quebec

part of the Ottawa-Gatineau CMA. In fact, the proportion of unoccupied units was estimated at 2.2 per cent in October 2011, compared to 2.5 per cent at the same time the year before. The stable vacancy rate observed this year in the Gatineau area was attributable to an increase in the supply and demand of rental apartments. The average rent for two-bedroom apartments has now reached $731. The estimated change in the average apartment rent was 2.2 per cent between the October 2010 and October 2011 surveys.


Quebec Apartment Vacancy Rates
Saguenay
1.4%
Québec
1.6%
Trois-Rivières
3.9%
Gatineau
2.2%
Montréal
2.5%
Sherbrooke
4.7%
Legend
2.2% 2011 vacancy rate for Gatineau
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Qué. part)	4.5 d	2.5 c	2.3 b	2.1 b	2.2 b	2.3 b	3.4 d	1.6 c	2.5 a	2.2 a
Montréal CMA	3.8 a	3.5 b	3.3 a	2.6 a	2.3 a	2.3 a	2.1 b	2.3 b	2.7 a	2.5 a
Québec CMA	1.9 b	1.3 a	1.0 a	1.8 a	0.9 a	1.5 a	0.8 a	1.8 b	1.0 a	1.6 a
Saguenay CMA	3.9 d	**	2.4 b	0.9 a	1.5 a	1.1 a	1.7 b	1.5 b	1.8 a	1.4 a
Sherbrooke CMA	6.2 b	6.2 c	4.1 b	4.2 b	4.8 a	4.7 b	4.1 b	4.5 b	4.6 a	4.7 a
Trois-Rivières CMA	7.3 c	3.4 d	5.3 b	5.9 b	3.1 b	2.5 a	3.7 c	4.3 c	3.9 a	3.9 b
Québec CMAs	**3.8 a**	**3.5 a**	**3.1 a**	**2.8 a**	**2.3 a**	**2.3 a**	**2.1 a**	**2.4 a**	**2.8 a**	**2.5 a**
Québec CA 50,000-99,999	**7.7 b**	**6.4 b**	**4.9 b**	**4.4 b**	**3.9 b**	**3.3 b**	**3.8 b**	**3.4 c**	**4.3 a**	**3.7 a**
Québec CA 10,000-49,999	**5.3 a**	**4.2 a**	**3.5 a**	**4.0 a**	**2.8 a**	**2.8 a**	**2.7 a**	**2.8 a**	**3.1 a**	**3.2 a**
Québec 10,000+	**4.0 a**	**3.6 a**	**3.2 a**	**2.8 a**	**2.4 a**	**2.4 a**	**2.4 a**	**2.5 a**	**2.7 a**	**2.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Qué. part)	518 a	526 a	606 a	616 a	711 a	731 a	808 a	825 a	691 a	705 a
Montréal CMA	526 a	549 a	627 a	641 a	700 a	719 a	860 a	865 a	680 a	698 a
Québec CMA	492 a	523 a	600 a	609 a	692 a	718 a	824 a	850 a	675 a	698 a
Saguenay CMA	366 a	388 a	430 a	446 a	535 a	557 a	586 a	610 a	514 a	533 a
Sherbrooke CMA	383 a	397 a	452 a	462 a	566 a	577 a	680 a	702 a	550 a	562 a
Trois-Rivières CMA	353 a	374 a	439 a	446 a	533 a	547 a	579 a	602 a	513 a	525 a
Québec CMAs	**515 a**	**538 a**	**609 a**	**622 a**	**685 a**	**704 a**	**821 a**	**834 a**	**666 a**	**684 a**
Québec CA 50,000-99,999	**387 a**	**398 a**	**464 a**	**473 a**	**550 a**	**560 a**	**600 a**	**626 a**	**535 a**	**550 a**
Québec CA 10,000-49,999	**379 a**	**388 a**	**433 a**	**446 a**	**526 a**	**540 a**	**577 a**	**602 a**	**502 a**	**519 a**
Québec 10,000+	**504 a**	**526 a**	**593 a**	**606 a**	**666 a**	**684 a**	**783 a**	**797 a**	**648 a**	**665 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Qué. part)	847	850	5,096	5,137	11,143	11,376	2,788	2,837	19,874	20,200
Montréal CMA	45,791	45,668	134,067	133,702	211,311	211,592	58,848	58,864	450,017	449,826
Québec CMA	4,229	4,619	19,823	19,887	38,196	38,916	10,260	10,243	72,508	73,665
Saguenay CMA	266	258	2,001	2,040	4,146	4,284	1,483	1,469	7,896	8,051
Sherbrooke CMA	2,240	2,275	7,014	7,131	17,298	17,401	5,380	5,685	31,932	32,492
Trois-Rivières CMA	692	659	4,375	4,442	8,010	8,097	3,639	3,756	16,716	16,954
Québec CMAs	**54,065**	**54,329**	**172,376**	**172,339**	**290,104**	**291,666**	**82,398**	**82,854**	**598,943**	**601,188**
Québec CA 50,000-99,999	**1,691**	**1,668**	**7,599**	**7,666**	**17,860**	**18,156**	**7,312**	**7,549**	**34,462**	**35,039**
Québec CA 10,000-49,999	**3,122**	**3,055**	**11,538**	**11,640**	**24,714**	**25,454**	**7,860**	**8,015**	**47,234**	**48,164**
Québec 10,000+	**58,878**	**59,052**	**191,513**	**191,645**	**332,678**	**335,276**	**97,570**	**98,418**	**680,639**	**684,391**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Qué. part)	5.1 d	5.5 d	2.9 a	2.6 a	2.8 a	3.0 b	4.0 c	1.6 c	3.1 b	2.8 a
Montréal CMA	4.4 b	4.2 a	3.9 a	3.2 a	2.7 a	2.7 a	2.4 a	2.8 a	3.2 a	3.0 a
Québec CMA	2.5 b	1.8 a	1.3 a	2.1 a	1.1 a	1.7 a	1.1 a	2.0 b	1.2 a	1.8 a
Saguenay CMA	3.9 d	**	2.5 b	1.6 b	1.7 a	1.4 a	2.2 b	1.8 b	2.1 a	1.7 a
Sherbrooke CMA	6.5 b	6.4 c	4.3 b	4.5 b	5.0 a	4.9 b	4.2 b	4.7 b	4.8 a	4.9 a
Trois-Rivières CMA	7.6 c	3.6 d	6.1 b	6.2 b	3.2 b	2.6 a	4.1 c	4.7 d	4.3 a	4.1 b
Québec CMAs	**4.4 b**	**4.1 a**	**3.6 a**	**3.1 a**	**2.6 a**	**2.7 a**	**2.5 a**	**2.9 a**	**3.1 b**	**3.0 a**
Québec CA 50,000-99,999	**8.1 b**	**6.5 b**	**5.2 b**	**4.4 b**	**4.2 b**	**3.6 b**	**4.1 b**	**3.5 c**	**4.6 a**	**3.9 a**
Québec CA 10,000-49,999	**5.7 a**	**4.7 a**	**3.9 a**	**4.7 a**	**3.2 a**	**3.1 a**	**3.0 a**	**3.3 a**	**3.5 a**	**3.6 a**
Québec 10,000+	**4.6 a**	**4.2 a**	**3.7 a**	**3.3 a**	**2.8 a**	**2.8 a**	**2.7 a**	**3.0 a**	**3.2 a**	**3.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Ottawa-Gatineau CMA (Qué. part)	3.7 b	1.7 c	2.3 a	2.8 a	2.2 a	2.0 a	2.4 a	1.9 a	2.1 a	2.2 a
Montréal CMA	3.9 b	3.1 b	3.3 b	2.7 a	3.1 b	2.5 a	2.4 c	4.1 c	3.4 a	2.6 a
Québec CMA	2.3 b	4.2 b	2.5 a	2.5 a	2.6 a	3.0 b	2.2 b	3.1 c	2.3 a	3.0 a
Saguenay CMA	3.2 d	5.3 d	3.3 c	4.5 b	2.1 b	3.5 c	3.0 b	3.6 d	2.4 b	3.5 b
Sherbrooke CMA	1.8 c	4.9 c	2.7 b	1.6 b	2.6 a	1.5 a	4.5 c	0.9 a	2.7 a	1.4 a
Trois-Rivières CMA	2.4 c	9.2 c	1.8 c	3.7 b	2.2 b	2.8 a	2.5 b	2.2 a	2.4 b	3.1 b
Québec CMAs	**3.7 b**	**3.3 b**	**3.1 a**	**2.7 a**	**3.0 a**	**2.5 a**	**2.6 b**	**3.5 b**	**3.1 a**	**2.6 a**
Québec CA 50,000-99,999	**1.7 c**	**2.3 c**	**1.9 b**	**3.1 b**	**2.2 a**	**2.8 a**	**2.2 b**	**4.2 b**	**2.5 a**	**3.3 b**
Québec CA 10,000-49,999	**2.2 a**	**3.8 b**	**2.8 a**	**2.7 a**	**2.2 a**	**2.6 a**	**2.8 a**	**2.6 a**	**2.3 a**	**2.6 a**
Québec 10,000+	**3.6 b**	**3.3 b**	**3.1 a**	**2.7 a**	**2.9 a**	**2.6 a**	**2.6 b**	**3.5 b**	**3.0 a**	**2.6 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Amos CA	3.7 d	0.0 c	1.3 a	0.4 a	0.7 a	0.4 a	0.0 b	0.0 b	0.8 a	0.3 a
Rouyn-Noranda CA	1.6 c	1.3 a	0.7 a	0.0 b	0.3 a	0.0 b	0.0 b	0.0 a	0.5 a	0.1 a
Val D'Or CA	0.0 a	0.0 a	0.0 a	0.6 a	0.0 b	0.0 a	0.0 b	0.3 a	0.0 b	0.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Amos CA	351 a	358 a	394 a	402 a	483 a	494 a	538 a	553 a	470 a	481 a
Rouyn-Noranda CA	365 a	374 a	417 a	439 a	513 a	532 a	599 a	613 a	484 a	502 a
Val D'Or CA	389 a	391 a	408 a	419 a	499 a	512 a	567 a	578 a	485 a	496 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Amos CA	30	27	239	245	489	497	220	219	978	988
Rouyn-Noranda CA	309	312	727	732	1,401	1,422	387	399	2,824	2,865
Val D'Or CA	252	255	516	518	974	982	622	607	2,364	2,362

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Amos CA	3.7 d	3.9 d	1.3 a	0.4 a	0.7 a	0.8 a	0.0 b	0.0 b	0.8 a	0.6 a
Rouyn-Noranda CA	1.9 b	1.3 a	0.7 a	0.0 b	0.3 a	0.0 b	0.3 a	0.0 a	0.6 a	0.1 a
Val D'Or CA	0.8 a	0.8 a	1.0 a	1.0 a	0.3 a	0.5 a	0.3 a	0.5 a	0.5 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Amos CA	-4.9 d	5.9 a	5.2 c	3.1 b	3.9 b	2.8 a	3.5 c	2.8 a	3.9 b	2.4 a
Rouyn-Noranda CA	++	2.5 a	3.2 b	3.1 b	2.3 a	4.2 a	1.4 a	4.0 b	3.1 a	3.4 a
Val D'Or CA	7.4 b	2.0 c	2.5 a	3.1 a	2.3 a	2.7 a	2.3 a	2.3 a	2.3 a	2.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Drummondville CA	5.4 b	5.3 c	4.6 c	5.8 c	3.7 c	3.0 d	4.2 d	4.3 d	4.2 b	4.2 c
Zone 1-Drummondville	5.2 b	5.2 c	4.6 c	5.8 c	3.7 c	3.1 d	3.9 d	4.3 d	4.1 b	4.3 c
Zone 2-Peripheral Sectors	**	**	n/s	n/s	3.1 c	2.0 c	10.6 a	2.6 b	8.3 b	2.7 c
Victoriaville CA	11.6 c	8.1 c	5.5 c	6.3 b	2.8 a	5.4 b	4.3 c	6.4 c	4.4 b	6.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Drummondville CA	361 a	378 a	480 a	482 a	539 a	542 a	599 a	610 a	529 a	537 a
Zone 1-Drummondville	362 a	379 a	480 a	482 a	539 a	542 a	604 a	611 a	529 a	537 a
Zone 2-Peripheral Sectors	**	**	n/s	n/s	511 a	548 a	523 a	556 a	515 a	548 a
Victoriaville CA	316 a	328 a	393 a	409 a	488 a	498 a	565 a	596 a	473 a	493 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Drummondville CA	585	587	1,860	1,881	3,336	3,414	1,952	2,070	7,733	7,952
Zone 1-Drummondville	579	581	1,859	1,880	3,253	3,319	1,874	1,990	7,565	7,770
Zone 2-Peripheral Sectors	6	6	1	1	83	95	78	80	168	182
Victoriaville CA	278	281	803	821	2,028	2,087	920	983	4,029	4,172

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Drummondville CA	5.4 b	5.3 c	4.9 c	5.8 c	4.5 c	3.7 d	5.1 d	4.4 d	4.8 b	4.6 b
Zone 1-Drummondville	5.2 b	5.2 c	4.9 c	5.8 c	4.5 c	3.8 d	4.7 d	4.4 d	4.7 b	4.6 c
Zone 2-Peripheral Sectors	**	**	n/s	n/s	4.7 d	2.0 c	11.7 a	3.8 c	9.6 b	3.3 c
Victoriaville CA	11.6 c	8.5 d	5.9 b	7.2 b	3.5 b	5.5 b	4.5 c	7.5 d	4.8 b	6.6 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Drummondville CA	++	3.2 d	++	2.5 c	++	1.7 c	++	5.4 c	++	3.5 c
Zone 1-Drummondville	++	3.2 c	++	2.5 c	++	1.8 c	++	5.2 c	++	3.5 c
Zone 2-Peripheral Sectors	**	**	n/s	n/s	5.0 d	++	++	11.5 c	**	**
Victoriaville CA	++	3.7 c	2.0 c	1.9 c	0.8 a	1.4 a	2.9 c	1.5 a	1.3 a	1.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montmagny V	5.8 a	0.0 c	1.5 a	6.2 c	1.4 a	3.8 a	0.0 b	1.4 a	1.5 a	3.8 a
St. Georges CA	26.1 a	5.2 d	9.0 a	9.8 b	6.9 a	5.5 a	11.1 a	9.4 b	8.4 a	6.8 a
Sainte-Marie V	3.0 a	12.2 d	3.1 b	4.5 c	1.5 a	2.2 a	0.8 a	0.7 a	1.8 a	2.8 a
Thetford Mines CA	7.7 a	13.9 a	8.8 b	7.3 a	7.5 a	5.2 a	1.1 a	2.2 a	6.8 a	5.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montmagny V	347 a	352 a	429 a	434 a	511 a	522 a	527 a	547 a	487 a	501 a
St. Georges CA	331 a	352 a	393 a	399 a	480 a	486 a	490 a	497 a	456 a	465 a
Sainte-Marie V	324 a	332 a	376 a	392 a	519 a	528 a	558 a	561 a	489 a	502 a
Thetford Mines CA	384 a	401 a	373 a	380 a	434 a	446 a	474 a	481 a	422 a	432 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montmagny V	33	29	128	127	395	394	65	63	621	613
St. Georges CA	65	63	479	478	1,315	1,326	207	203	2,066	2,070
Sainte-Marie V	34	35	191	191	617	616	130	144	972	986
Thetford Mines CA	79	79	304	304	531	539	184	184	1,098	1,106

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montmagny V	5.8 a	0.0 c	3.1 a	6.2 c	1.7 b	3.8 a	0.0 b	1.4 a	2.0 a	3.8 a
St. Georges CA	26.1 a	5.2 d	9.4 a	11.3 a	7.0 a	5.8 a	11.6 a	9.4 b	8.6 a	7.4 a
Sainte-Marie V	3.0 c	12.2 d	3.7 b	5.1 b	2.1 a	2.6 a	0.8 a	0.7 a	2.3 a	3.1 a
Thetford Mines CA	7.7 a	13.9 a	8.8 b	7.6 a	8.5 a	5.2 a	2.2 a	2.2 a	7.4 a	6.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Montmagny V	3.3 d	0.5 a	3.7 c	3.0 c	2.6 c	3.0 b	4.1 d	3.0 c	3.2 b	2.7 a
St. Georges CA	**	4.6 a	1.8 c	1.3 a	1.3 a	1.3 a	1.0 d	1.0 a	1.3 a	1.3 a
Sainte-Marie V	**	1.0 a	++	4.6 c	0.7 a	1.4 a	3.0 c	1.3 d	1.1 a	1.9 a
Thetford Mines CA	++	2.1 b	2.9 a	1.5 a	2.8 a	2.4 a	3.3 b	2.0 a	4.4 a	2.1 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Baie-Comeau CA	4.6 b	2.5 b	2.9 a	1.4 a	2.5 a	2.5 a	6.2 b	1.3 a	3.4 a	2.0 a
Zone 1 - Mingan Sector	6.0 a	3.3 c	2.8 a	0.8 a	2.8 a	2.6 a	6.5 b	2.3 a	3.8 a	2.0 a
Zone 2 - Marquette Sector	**	0.0 a	3.0 a	2.2 c	2.3 b	2.4 b	6.0 d	0.0 b	3.1 b	1.9 b
Sept Îles CA	1.9 a	2.9 b	0.6 a	0.6 a	0.5 a	0.5 a	0.4 a	0.2 a	0.6 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Baie-Comeau CA	384 a	394 a	468 a	476 a	564 a	570 a	609 a	647 a	531 a	537 a
Zone 1 - Mingan Sector	387 a	396 a	488 a	501 a	603 a	602 a	618 a	669 a	548 a	559 a
Zone 2 - Marquette Sector	371 a	390 a	444 a	449 a	523 a	534 a	598 a	620 a	510 a	510 a
Sept Îles CA	415 a	428 a	484 a	505 a	570 a	594 a	608 a	653 a	539 a	566 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Baie-Comeau CA	85	80	442	457	567	608	244	249	1,338	1,394
Zone 1 - Mingan Sector	66	63	246	253	285	305	128	131	725	752
Zone 2 - Marquette Sector	19	17	196	204	282	303	116	118	613	642
Sept Îles CA	212	213	705	706	1,014	1,024	467	468	2,398	2,411

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Baie-Comeau CA	4.6 b	5.0 b	4.3 a	2.6 a	5.6 a	2.7 a	7.6 b	1.8 c	5.4 a	2.6 a
Zone 1 - Mingan Sector	6.0 a	6.6 b	4.9 a	1.6 a	6.7 a	2.6 a	8.1 a	3.1 b	6.3 a	2.7 a
Zone 2 - Marquette Sector	**	0.0 a	3.5 b	3.8 c	4.6 c	2.7 a	7.0 c	0.0 b	4.5 b	2.6 a
Sept Îles CA	1.9 a	2.9 b	0.7 a	0.7 a	0.6 a	0.5 a	0.4 a	0.2 a	0.7 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Baie-Comeau CA	**	3.8 c	4.9 c	0.8 d	4.3 c	++	3.1 c	++	4.1 b	1.2 a
Zone 1 - Mingan Sector	4.2 d	3.0 d	4.1 c	1.0 a	2.9 a	1.3 a	2.5 c	++	2.8 b	1.5 b
Zone 2 - Marquette Sector	**	5.7 c	**	++	5.8 d	++	3.9 d	3.0 d	5.6 c	++
Sept Îles CA	4.0 a	4.1 b	5.8 a	3.9 a	5.0 b	4.1 a	3.9 b	4.3 b	4.5 a	4.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Gaspé V	3.8 d	13.3 d	6.1 a	1.1 a	2.5 a	2.3 a	0.0 b	1.7 a	3.3 a	2.3 a
Les Îles-de-la-Madeleine MÉ	**	n/s	2.4 c	4.4 d	**	2.2 c	**	**	**	2.9 b
Matane CA	7.0 c	2.3 c	5.0 a	4.8 b	1.9 a	1.5 a	0.6 a	0.6 a	3.4 a	2.6 a
Rimouski CA	1.6 c	4.5 c	0.7 a	2.1 c	1.2 a	2.1 b	**	1.6 c	1.2 a	2.3 a
Rivière-du-Loup CA	3.7 a	5.5 a	3.2 a	3.6 a	2.6 a	3.4 a	4.1 a	4.0 a	3.1 a	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Gaspé V	365 a	368 a	447 a	449 a	514 a	525 a	554 a	560 a	494 a	500 a
Les Îles-de-la-Madeleine MÉ	**	n/s	540 a	514 a	599 a	602 a	727 a	721 a	585 a	575 a
Matane CA	376 a	387 a	423 a	434 a	511 a	527 a	548 a	552 a	471 a	487 a
Rimouski CA	410 a	420 a	493 a	502 a	611 a	632 a	672 a	682 a	559 a	579 a
Rivière-du-Loup CA	353 a	360 a	425 a	435 a	539 a	547 a	588 a	591 a	511 a	520 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Gaspé V	33	35	184	186	252	261	120	121	589	603
Les Îles-de-la-Madeleine MÉ	6	1	89	92	137	136	12	12	244	241
Matane CA	144	141	476	478	571	578	162	185	1,353	1,382
Rimouski CA	600	604	1,414	1,418	2,187	2,353	629	638	4,830	5,013
Rivière-du-Loup CA	190	183	496	499	1,438	1,508	389	374	2,513	2,564

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Gaspé V	3.8 d	13.3 d	6.1 a	2.1 a	2.5 a	2.7 a	0.0 b	1.7 a	3.3 a	2.8 a
Les Îles-de-la-Madeleine MÉ	**	n/s	2.4 c	4.4 d	**	2.2 c	**	**	**	2.9 b
Matane CA	7.0 c	2.3 c	5.5 a	4.8 b	2.3 a	2.0 a	0.6 a	0.6 a	3.7 a	2.8 a
Rimouski CA	1.8 c	4.5 c	0.9 a	2.1 c	1.9 b	2.4 b	**	2.2 c	1.6 b	2.6 a
Rivière-du-Loup CA	4.7 a	6.6 a	3.6 a	4.0 a	3.3 a	3.6 a	4.6 a	4.8 a	3.7 a	4.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Gaspé V	4.2 d	0.2 b	2.2 a	1.6 a	1.3 a	2.7 a	1.6 a	1.5 a	2.1 a	1.8 a
Les Îles-de-la-Madeleine MÉ	**	n/s	5.6 c	-0.7 b	3.7 c	1.1 a	2.5 a	-0.2 a	4.8 b	1.4 a
Matane CA	3.3 b	3.3 c	1.8 a	2.0 a	2.2 a	2.5 a	2.8 a	0.8 a	2.3 a	2.9 a
Rimouski CA	++	**	2.9 b	2.3 c	2.4 c	2.1 c	++	3.1 d	1.8 c	2.5 c
Rivière-du-Loup CA	**	1.3 d	2.9 a	4.0 b	1.3 a	2.7 a	0.9 a	1.0 a	1.8 a	2.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Alma CA	12.9 a	8.0 a	5.3 a	10.0 a	2.4 a	4.1 a	1.6 a	3.0 a	2.9 a	4.9 a
Zone 1 - Alma South	16.0 a	0.0 a	3.1 a	6.0 a	1.4 a	4.3 a	2.2 a	2.1 a	2.2 a	4.1 a
Zone 2 - Alma North	0.0 a	33.3 a	8.2 a	15.4 a	3.5 a	3.8 a	1.1 a	3.8 a	3.6 a	5.7 a
Dolbeau-Mistassini CA	28.6 a	8.3 a	1.0 a	4.8 a	7.0 a	7.6 a	8.2 a	2.4 a	6.7 a	6.3 a
Zone 1 - Dolbeau	22.2 a	11.1 a	0.0 a	2.7 a	8.4 a	6.1 a	8.9 a	1.8 a	7.2 a	4.9 a
Zone 2 - Mistassini	40.0 a	**	3.1 a	9.4 a	4.7 a	10.2 a	6.9 a	3.4 a	5.7 a	8.9 a
Roberval V	0.0 a	0.0 a	10.7 a	5.1 a	3.7 b	3.6 a	1.4 a	0.0 a	5.1 a	3.4 a
Saint-Félicien V	**	0.0 a	5.3 c	0.0 a	4.6 b	2.8 a	8.2 a	4.5 a	5.4 b	2.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Alma CA	324 a	335 a	386 a	394 a	459 a	473 a	503 a	513 a	455 a	466 a
Zone 1 - Alma South	326 a	339 a	378 a	388 a	478 a	500 a	515 a	520 a	467 a	483 a
Zone 2 - Alma North	316 a	319 b	395 a	401 a	437 a	442 a	488 a	504 a	440 a	446 a
Dolbeau-Mistassini CA	**	305 a	381 a	397 a	458 a	458 a	494 a	501 a	448 a	454 a
Zone 1 - Dolbeau	**	**	375 a	393 a	478 a	473 a	516 a	525 a	460 a	464 a
Zone 2 - Mistassini	**	**	402 c	412 b	424 a	433 a	453 a	461 a	425 a	434 a
Roberval V	**	350 a	368 a	383 a	455 a	455 a	508 a	511 a	442 a	448 a
Saint-Félicien V	339 a	352 b	375 a	388 a	464 a	470 a	510 a	514 a	448 a	453 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Alma CA	31	25	282	289	1,087	1,124	369	372	1,769	1,810
Zone 1 - Alma South	25	19	160	166	572	598	186	190	943	973
Zone 2 - Alma North	6	6	122	123	515	526	183	182	826	837
Dolbeau-Mistassini CA	14	12	101	105	355	357	85	85	555	559
Zone 1 - Dolbeau	9	9	69	73	227	229	56	56	361	367
Zone 2 - Mistassini	5	3	32	32	128	128	29	29	194	192
Roberval V	6	6	121	117	308	306	75	73	510	502
Saint-Félicien V	29	23	101	102	309	295	61	66	500	486

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Alma CA	12.9 a	8.0 a	6.0 a	11.1 a	2.5 a	4.5 a	2.2 a	3.2 a	3.2 a	5.4 a
Zone 1 - Alma South	16.0 a	0.0 a	3.1 a	6.6 a	1.6 a	4.8 a	2.2 a	2.6 a	2.3 a	4.6 a
Zone 2 - Alma North	0.0 a	33.3 a	9.8 a	17.1 a	3.5 a	4.2 a	2.2 a	3.8 a	4.1 a	6.2 a
Dolbeau-Mistassini CA	28.6 a	8.3 a	1.0 a	4.8 a	8.2 a	7.6 a	8.2 a	2.4 a	7.4 a	6.3 a
Zone 1 - Dolbeau	22.2 a	11.1 a	0.0 a	2.7 a	8.8 a	6.1 a	8.9 a	1.8 a	7.5 a	4.9 a
Zone 2 - Mistassini	40.0 a	**	3.1 a	9.4 a	7.0 a	10.2 a	6.9 a	3.4 a	7.2 a	8.9 a
Roberval V	0.0 a	0.0 a	10.7 a	6.0 a	3.7 b	3.6 a	1.4 a	0.0 a	5.1 a	3.6 a
Saint-Félicien V	**	0.0 a	5.3 c	0.0 a	4.6 b	2.8 a	8.2 a	4.5 a	5.4 b	2.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Alma CA	4.3 b	3.6 c	3.0 c	2.3 c	1.7 b	1.9 b	2.9 b	2.5 b	1.7 b	1.8 b
Zone 1 - Alma South	6.3 c	++	**	3.2 d	1.4 a	2.7 b	2.8 a	1.6 c	1.7 b	2.2 b
Zone 2 - Alma North	**	7.8 c	3.1 d	1.2 a	1.9 c	1.2 a	3.1 d	3.7 d	1.8 c	1.3 a
Dolbeau-Mistassini CA	**	**	++	3.2 d	7.5 b	1.0 a	**	2.1 b	7.3 b	0.8 a
Zone 1 - Dolbeau	**	**	++	3.0 c	5.5 d	++	**	1.7 c	5.2 d	0.7 b
Zone 2 - Mistassini	n/s	n/s	**	++	11.7 d	2.7 c	++	2.9 c	11.1 c	1.2 d
Roberval V	**	**	**	1.1 a	3.0 a	1.4 a	1.8 b	++	1.9 a	1.5 a
Saint-Félicien V	**	++	1.5 a	3.9 c	4.0 b	2.1 b	0.8 a	2.2 c	3.1 b	2.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Joliette CA	6.0 b	3.4 d	3.2 b	4.5 b	1.3 a	1.4 a	1.8 c	0.8 d	2.1 a	2.0 a
Joliette	5.9 b	4.8 c	4.0 b	5.7 b	1.6 b	2.3 b	2.2 c	1.1 d	2.7 a	3.0 a
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 d	0.8 a	1.4 a	1.2 a	0.6 a	1.2 d	0.3 b	1.2 a	0.6 a
Lachute CA	14.0 c	5.4 d	6.3 b	6.3 b	6.6 a	4.1 a	2.4 b	5.0 d	6.3 a	4.8 a
Mont-Laurier V	5.9 b	4.4 d	5.9 a	6.3 a	5.0 a	2.7 a	2.4 c	2.9 a	5.1 a	4.1 a
Prévost V	**	**	2.5 a	**	**	**	**	0.0 d	3.6 d	1.1 d
Rawdon MÉ	**	0.0 d	1.1 a	3.2 a	2.4 b	0.4 a	0.0 a	3.8 a	1.6 b	1.5 a
Saint-Lin--Laurentides V	**	**	1.5 a	1.3 a	2.0 a	1.4 a	3.5 a	3.0 a	2.6 a	1.6 a
Sainte-Adèle V	**	**	2.8 b	4.3 d	4.3 c	4.4 d	7.2 b	4.0 d	4.2 b	4.5 d
Sainte-Sophie MÉ	**	0.0 d	0.0 a	0.0 a	2.6 a	0.0 a	0.0 a	0.0 a	3.1 a	0.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Joliette CA	408 a	417 b	455 a	472 a	586 a	590 a	641 a	684 a	561 a	583 a
Joliette	409 a	441 a	455 a	465 a	570 a	572 a	653 a	684 a	545 a	569 a
St-Charles-Borromée/N.-D.-des-Pr	388 b	368 b	454 a	490 a	600 a	607 a	616 a	685 b	583 a	600 a
Lachute CA	378 a	401 a	430 a	445 a	543 a	558 a	565 a	586 a	510 a	527 a
Mont-Laurier V	377 a	378 a	412 a	422 a	500 a	505 a	546 a	558 a	466 a	474 a
Prévost V	**	**	527 a	529 a	595 c	719 b	683 c	826 a	560 a	675 b
Rawdon MÉ	380 a	389 b	424 a	431 a	577 a	607 a	596 a	609 a	537 a	559 a
Saint-Lin--Laurentides V	**	**	427 a	448 a	579 a	621 a	661 a	727 a	563 a	604 a
Sainte-Adèle V	450 b	459 a	510 a	530 a	601 a	611 a	642 a	696 a	570 a	595 a
Sainte-Sophie MÉ	**	**	483 a	487 a	522 a	554 a	663 a	745 b	512 a	533 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_8 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Joliette CA	255	209	948	949	2,764	2,902	852	882	4,819	4,942
Joliette	228	183	713	705	1,344	1,379	529	533	2,814	2,800
St-Charles-Borromée/N.-D.-des-Pr	27	26	235	244	1,420	1,523	323	349	2,005	2,142
Lachute CA	45	44	215	235	473	494	128	129	861	902
Mont-Laurier V	86	92	405	393	498	488	143	137	1,132	1,110
Prévost V	1	3	37	35	22	57	11	24	71	119
Rawdon MÉ	14	14	86	93	218	234	52	52	370	393
Saint-Lin--Laurentides V	6	6	71	78	235	283	57	66	369	433
Sainte-Adèle V	26	28	192	181	287	278	83	88	588	575
Sainte-Sophie MÉ	6	7	15	16	38	43	5	7	64	73

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Joliette CA	7.1 b	3.4 d	4.0 b	4.7 b	1.7 b	1.9 b	2.2 c	1.0 d	2.6 a	2.3 a
Joliette	7.1 b	4.8 d	4.6 b	5.9 b	1.8 b	3.4 c	2.9 c	1.4 a	3.2 b	3.6 b
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 d	2.1 c	1.4 a	1.6 c	0.6 a	1.2 d	0.3 b	1.6 c	0.6 a
Lachute CA	14.0 c	8.2 c	9.4 b	8.5 b	8.2 a	4.9 a	2.4 b	5.0 d	7.9 a	6.0 a
Mont-Laurier V	7.0 a	5.5 a	6.9 a	8.1 a	5.2 a	3.1 a	2.4 c	3.6 a	5.6 a	5.1 a
Prévost V	**	**	2.5 a	**	**	**	**	0.0 c	5.5 d	1.1 d
Rawdon MÉ	**	0.0 a	1.1 a	5.4 a	2.4 b	0.4 a	0.0 a	3.8 a	1.6 b	2.0 a
Saint-Lin--Laurentides V	**	**	1.5 d	1.3 a	2.0 a	1.4 a	3.5 d	3.0 a	2.6 a	1.6 a
Sainte-Adèle V	**	**	3.9 c	4.3 d	4.3 c	4.4 c	8.5 b	4.0 d	4.8 b	4.5 c
Sainte-Sophie MÉ	**	0.0 a	0.0 a	0.0 a	2.6 a	0.0 a	0.0 a	0.0 a	3.1 a	0.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Joliette CA	1.4 d	5.5 d	2.7 b	2.8 b	++	4.3 c	4.2 d	2.9 c	1.3 a	3.4 c
Joliette	**	**	2.6 c	2.1 c	++	4.5 c	1.3 d	4.3 c	1.1 a	3.2 c
St-Charles-Borromée/N.-D.-des-Pr	**	**	3.1 d	4.2 c	++	4.2 d	**	++	++	3.7 d
Lachute CA	**	3.0 b	1.7 a	2.7 a	2.4 a	1.4 a	**	2.6 b	3.0 a	1.6 a
Mont-Laurier V	++	++	++	2.5 a	1.9 b	2.1 a	2.9 c	0.7 b	0.6 a	1.2 a
Prévost V	**	**	5.4 a	-2.3 c	**	**	**	++	5.8 c	++
Rawdon MÉ	++	++	++	4.2 c	5.2 d	2.9 b	++	2.3 a	3.7 d	3.0 a
Saint-Lin--Laurentides V	**	**	3.4 d	1.4 a	2.2 c	4.2 b	3.5 c	2.5 c	2.4 c	3.5 b
Sainte-Adèle V	++	**	4.7 c	5.0 c	4.0 c	2.5 b	2.9 c	2.8 b	5.5 c	3.0 a
Sainte-Sophie MÉ	**	**	**	++	8.8 a	**	20.6 a	++	9.0 c	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Cowansville CA	16.6 d	7.9 c	3.3 b	4.9 a	4.1 a	5.2 a	5.1 b	6.3 a	4.5 a	5.5 a
Granby CA	**	**	4.4 c	1.8 c	3.9 c	3.5 d	3.7 d	3.3 d	4.0 b	3.3 c
Saint-Hyacinthe CA	7.6 c	8.9 c	5.6 d	5.8 c	4.5 d	4.0 d	**	**	4.3 c	4.3 b
Saint-Jean-sur-Richelieu CA	14.8 d	0.0 c	2.2 c	1.5 d	2.1 c	1.1 a	3.6 d	**	3.0 c	1.4 a
Zone 1 - Saint-Jean	15.0 d	0.0 c	2.3 c	1.4 d	2.5 c	1.2 d	4.9 d	**	3.7 c	1.6 c
Zone 2 - Iberville	**	n/s	0.0 d	**	2.1 c	**	0.0 c	**	1.4 a	1.2 a
Zone 3 - Saint-Luc	n/s	n/s	**	**	0.0 c	0.6 b	0.4 b	0.0 c	0.2 b	0.3 b
Salaberry-de-Valleyfield CA	3.2 c	0.0 c	0.9 a	0.0 c	3.2 d	0.0 c	**	**	2.3 b	0.5 b
Sorel-Tracy CA	9.0 c	5.1 d	5.5 a	8.7 a	3.3 a	5.1 a	4.5 b	4.6 b	4.0 a	5.8 a
Zone 1 - Sorel	**	**	7.2 b	8.3 a	3.0 a	5.7 a	3.1 d	2.7 b	3.8 b	5.9 a
Zone 2 - Peripheral Sectors	8.1 a	6.2 b	4.3 b	8.9 a	3.8 a	4.2 b	4.9 b	5.1 b	4.2 a	5.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Cowansville CA	361 a	367 a	409 a	432 a	527 a	529 a	552 a	566 a	500 a	508 a
Granby CA	403 a	402 b	478 a	486 a	581 a	587 a	643 a	648 a	554 a	561 a
Saint-Hyacinthe CA	405 a	418 a	458 a	477 a	561 a	574 a	645 a	652 a	542 a	561 a
Saint-Jean-sur-Richelieu CA	406 a	415 a	485 a	497 a	585 a	594 a	641 a	694 b	576 a	598 a
Zone 1 - Saint-Jean	406 a	415 a	486 a	499 a	575 a	584 a	623 a	690 b	560 a	582 a
Zone 2 - Iberville	**	n/s	449 a	469 a	560 a	583 a	637 a	656 b	567 a	590 a
Zone 3 - Saint-Luc	n/s	n/s	**	**	651 a	666 a	712 a	719 a	674 a	691 a
Salaberry-de-Valleyfield CA	417 a	424 a	442 a	455 a	543 a	576 a	589 b	604 a	512 a	544 a
Sorel-Tracy CA	337 a	339 a	415 a	446 a	491 a	506 a	542 a	571 a	479 a	498 a
Zone 1 - Sorel	**	309 b	397 a	406 a	492 a	500 a	543 a	589 a	478 a	487 a
Zone 2 - Peripheral Sectors	337 a	346 a	428 a	470 a	489 a	514 a	542 a	567 a	480 a	508 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Cowansville CA	52	52	397	395	847	846	364	372	1,660	1,665
Granby CA	347	347	1,905	1,924	4,387	4,444	798	828	7,437	7,543
Saint-Hyacinthe CA	397	391	1,558	1,558	3,340	3,372	1,234	1,280	6,529	6,601
Saint-Jean-sur-Richelieu CA	283	266	1,403	1,442	4,334	4,374	2,049	2,055	8,069	8,137
Zone 1 - Saint-Jean	278	261	1,317	1,354	3,200	3,209	1,406	1,402	6,201	6,226
Zone 2 - Iberville	2	2	72	72	563	584	184	168	821	826
Zone 3 - Saint-Luc	3	3	14	16	571	581	459	485	1,047	1,085
Salaberry-de-Valleyfield CA	108	107	586	608	1,162	1,192	311	316	2,167	2,223
Sorel-Tracy CA	72	72	574	581	1,815	1,842	355	344	2,816	2,839
Zone 1 - Sorel	22	22	231	222	1,029	1,036	80	80	1,362	1,360
Zone 2 - Peripheral Sectors	50	50	343	359	786	806	275	264	1,454	1,479

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Cowansville CA	16.6 d	7.9 c	3.3 b	5.1 a	4.5 a	5.6 a	5.1 b	6.9 a	4.7 a	5.8 a
Granby CA	**	**	4.8 c	1.8 c	4.2 c	3.7 c	3.7 d	3.3 d	4.3 b	3.4 c
Saint-Hyacinthe CA	9.3 c	8.9 c	5.6 d	5.8 c	4.5 d	4.4 c	**	**	4.5 c	4.6 b
Saint-Jean-sur-Richelieu CA	14.8 d	0.6 b	2.2 c	1.5 c	2.3 c	1.2 a	3.6 d	**	3.1 c	1.5 a
Zone 1 - Saint-Jean	15.0 d	0.6 b	2.3 c	**	2.6 c	1.4 a	4.9 d	**	3.8 c	1.7 c
Zone 2 - Iberville	**	n/s	0.0 d	**	2.4 c	**	0.0 c	2.6 c	1.6 c	1.4 a
Zone 3 - Saint-Luc	n/s	n/s	**	**	0.6 b	0.6 b	0.4 b	0.0 c	0.5 b	0.3 b
Salaberry-de-Valleyfield CA	3.2 d	4.2 d	0.9 a	4.5 d	3.3 d	1.7 c	**	**	2.4 b	3.4 c
Sorel-Tracy CA	9.0 c	**	5.5 a	9.0 a	3.4 a	5.1 a	4.5 b	4.6 b	4.1 a	5.9 a
Zone 1 - Sorel	**	**	7.2 b	8.8 a	3.0 a	5.7 a	3.1 d	2.7 b	3.8 b	6.0 a
Zone 2 - Peripheral Sectors	8.1 a	8.4 b	4.3 b	9.2 a	3.9 a	4.2 b	4.9 b	5.1 b	4.3 a	5.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Cowansville CA	++	1.5 a	0.7 a	3.0 a	1.5 a	1.3 a	1.7 b	1.6 b	2.0 a	2.0 a
Granby CA	5.5 d	++	2.5 b	4.4 c	1.9 b	3.1 c	2.4 b	**	2.6 b	3.4 c
Saint-Hyacinthe CA	++	2.6 c	++	2.5 c	1.1 a	**	++	++	1.0 d	2.5 c
Saint-Jean-sur-Richelieu CA	**	2.6 c	4.1 d	2.2 c	3.9 c	2.1 c	**	4.1 d	4.0 c	2.6 c
Zone 1 - Saint-Jean	**	2.6 c	4.2 d	**	3.9 d	**	**	**	4.2 c	2.2 c
Zone 2 - Iberville	**	n/s	++	**	2.9 c	3.0 c	++	**	1.5 d	5.7 d
Zone 3 - Saint-Luc	n/s	n/s	**	**	4.9 d	**	**	4.5 c	5.0 d	3.0 d
Salaberry-de-Valleyfield CA	++	**	++	**	**	3.5 d	**	2.9 c	1.6 c	4.0 c
Sorel-Tracy CA	1.8 b	2.6 b	1.7 b	3.4 b	3.0 a	2.5 a	2.3 b	6.6 a	2.6 a	3.1 a
Zone 1 - Sorel	**	**	**	3.0 c	2.2 b	1.8 b	**	4.9 d	2.3 a	2.1 b
Zone 2 - Peripheral Sectors	4.2 b	++	1.8 b	3.5 b	3.9 a	3.3 b	2.3 b	6.9 a	2.9 a	4.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
La Tuque CA	9.6 a	12.0 a	13.4 a	14.1 a	9.3 a	5.5 a	8.2 a	5.5 b	10.3 a	8.1 a
Shawinigan CA	**	**	10.4 c	9.9 b	6.2 b	6.1 b	5.9 b	5.3 c	6.9 b	6.7 a
Zone 1-Downtown	**	**	**	14.4 c	5.9 c	7.6 c	6.1 c	**	7.0 b	8.7 b
Zone 2-Northeastern Sector	**	**	**	7.8 c	9.4 c	7.8 c	**	**	8.4 b	7.5 b
Zone 3-Shawinigan-Sud	**	**	9.9 c	**	3.6 d	4.9 d	3.0 c	1.2 a	4.7 c	4.6 c
Zone 4-Grand-Mère/Saint-Georges	9.0 a	**	16.1 d	11.8 d	2.4 c	3.0 c	6.9 c	4.6 c	6.1 b	5.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.2_10 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
La Tuque CA	325 a	330 a	357 a	366 a	405 a	414 a	469 a	479 a	403 a	411 a
Shawinigan CA	316 a	322 a	367 a	380 a	439 a	459 a	464 a	497 b	432 a	453 a
Zone 1-Downtown	325 b	347 a	359 a	376 a	405 a	425 a	420 a	454 a	398 a	426 a
Zone 2-Northeastern Sector	**	296 b	376 a	375 a	409 a	419 a	480 a	524 d	424 a	436 a
Zone 3-Shawinigan-Sud	**	318 a	375 a	387 a	526 a	554 b	484 a	513 a	483 a	509 a
Zone 4-Grand-Mère/Saint-Georges	**	**	355 a	384 a	440 a	458 a	460 a	491 a	427 a	451 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
La Tuque CA	21	17	214	211	357	359	147	149	739	736
Shawinigan CA	79	77	873	861	2,463	2,552	1,279	1,316	4,694	4,806
Zone 1-Downtown	38	37	191	174	336	349	311	340	876	900
Zone 2-Northeastern Sector	18	18	281	279	1,081	1,098	490	485	1,870	1,880
Zone 3-Shawinigan-Sud	13	13	224	225	526	546	244	258	1,007	1,042
Zone 4-Grand-Mère/Saint-Georges	10	9	177	183	520	559	234	233	941	984

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
La Tuque CA	9.6 a	12.0 a	13.9 a	15.1 a	9.9 a	5.5 a	8.9 a	6.9 b	10.8 a	8.7 a
Shawinigan CA	**	**	11.0 c	10.2 c	6.4 b	6.5 b	6.2 c	5.4 c	7.2 b	6.9 a
Zone 1-Downtown	**	**	**	14.4 c	6.2 c	7.6 c	6.1 c	**	7.2 b	8.7 b
Zone 2-Northeastern Sector	**	**	**	7.8 c	9.4 c	8.4 c	**	**	8.6 b	7.9 b
Zone 3-Shawinigan-Sud	**	**	9.9 c	**	3.8 d	4.9 d	3.0 c	1.2 a	4.8 c	4.6 c
Zone 4-Grand-Mère/Saint-Georges	9.0 a	**	18.3 d	13.1 d	2.9 b	3.5 c	6.9 c	5.0 c	6.8 b	5.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
La Tuque CA	++	1.0 d	3.7 b	3.1 b	1.6 b	2.1 a	2.4 a	2.5 a	2.3 a	2.3 a
Shawinigan CA	**	**	2.3 c	4.4 c	4.2 c	6.0 b	4.3 c	4.6 c	4.4 b	5.2 b
Zone 1-Downtown	**	++	**	4.0 d	**	**	**	7.9 c	4.8 d	7.6 b
Zone 2-Northeastern Sector	**	**	++	++	**	4.7 c	5.3 d	2.1 c	6.2 c	3.5 c
Zone 3-Shawinigan-Sud	**	**	**	5.4 d	**	3.6 d	4.2 d	**	3.3 d	4.0 c
Zone 4-Grand-Mère/Saint-Georges	**	**	1.4 d	**	1.3 a	7.6 c	0.8 d	8.2 c	1.5 a	7.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Québec - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Montréal CMA	4.2 b	2.8 a	2.7 a	2.5 a
Québec CMA	1.7 a	2.3 b	1.0 a	1.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Québec - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Montréal CMA	**	549 a	1,018 c	641 a	1,075 b	719 a	**	865 a
Québec CMA	n/u	523 a	859 c	609 a	907 b	718 a	936 d	850 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
Québec - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal CMA	**	**	1,001 c	1,018 c	1,144 c	1,075 b	1,341 d	**	1,125 b	1,087 b
Québec CMA	**	n/u	836 d	859 c	952 b	907 b	935 d	936 d	907 b	900 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Québec - October 2011

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal CMA	107,261	115,505	10,081 a	10,744 a	9.4 a	9.3 a	4.2 b	2.8 a
Québec CMA	21,718	23,466	1,766 a	1,470 a	8.1 a	6.3 a	1.7 a	2.3 b

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Montréal CMA										
Single Detached	n/s	n/s	504 b	**	614 c	704 c	900 c	931 c	779 c	827 b
Semi detached, Row and Duplex	n/s	n/s	532 b	544 b	666 a	674 b	770 a	849 b	678 a	717 b
Other-Primarily Accessory Suites	n/s	**	520 c	524 d	692 c	665 b	**	845 b	662 c	671 b
Total	n/s	**	528 b	538 b	666 a	674 a	795 a	862 b	689 a	713 a
Québec CMA										
Single Detached	n/s	n/s	519 d	**	608 d	726 c	781 d	878 d	698 c	820 c
Semi detached, Row and Duplex	n/s	n/s	493 c	487 c	686 c	687 b	775 c	654 c	662 b	630 b
Other-Primarily Accessory Suites	n/s	n/s	484 a	611 d	629 c	554 b	624 b	741 c	592 b	638 b
Total	n/s	n/s	492 b	534 c	666 b	649 b	732 b	729 b	648 b	656 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2011				
	Estimated Number of Households in Other Secondary Rented Units[1]			
	Oct-10		Oct-11	
Montréal CMA				
Single Detached	16,673	a	14,468	a
Semi detached, Row and Duplex	84,194	a	59,944	a
Other-Primarily Accessory Suites	14,536	b	42,844	b
Total	115,402		117,257	
Québec CMA				
Single Detached	3,172	b	3,012	b
Semi detached, Row and Duplex	12,615	a	11,730	b
Other-Primarily Accessory Suites	5,411	c	6,724	c
Total	21,198		21,466	

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2011

	Estimated Number of Households in Other Secondary Rented Units[1]			
	Oct-10		Oct-11	
Montréal CMA				
Single Detached	16,673	a	14,468	a
Semi detached, Row and Duplex	84,194	a	59,944	a
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Total	21,198		21,466	

[1] Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures O..ly):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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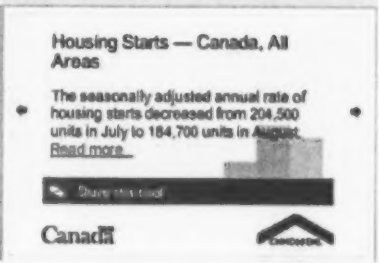
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